

Timeless Elegance in Bordeaux's Famed Wine Country – A Rare 19th-Century Château in Pessac-Léognan



INFORMATION

Town:	Cadaujac
Department:	Gironde
Bed:	13
Bath:	6
Floor:	1 157 m2
Plot Size:	7950 m2



IN BRIEF

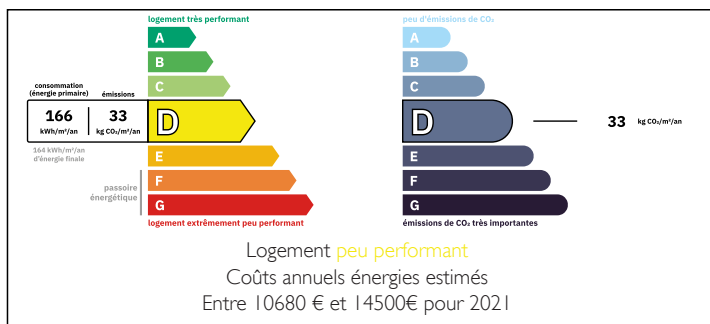
19th-Century Château – Pessac-Léognan – 1,100 m² – Landscaped Park – Independent Apartments

Located just 13 km from central Bordeaux, in the heart of the prestigious Pessac-Léognan appellation, this elegant 19th-century stone chateau offers 1,100 m² of living space, set within a beautifully landscaped 8,000 m² park with a secure swimming pool.

Refined period features throughout: high ceilings, parquet flooring, mouldings, original fireplaces. Grand reception hall, library, formal lounge, dining room, family kitchen, study, and a ground-floor bedroom suite. Upstairs: five bedrooms, two bathrooms, and a dressing room. The top floor offers nine additional rooms to convert as desired.

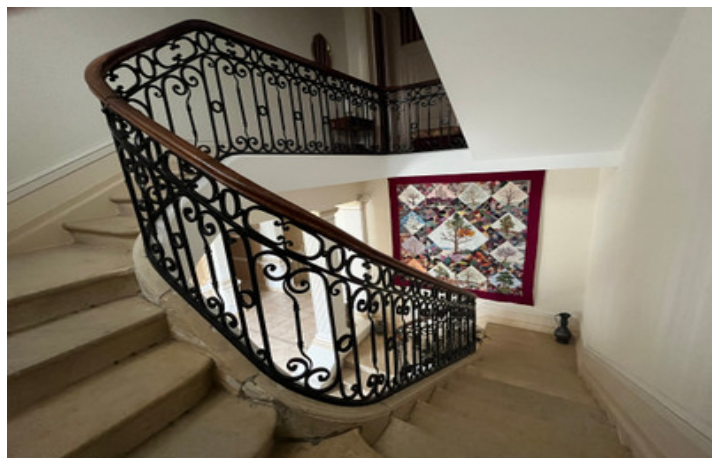
Three independent apartments within the chateau's wings offer excellent potential for guest accommodation, luxury rentals, or professional use. An exceptional residence combining heritage and opportunity, with quick access to Bordeaux. A rare offering in one of Bordeaux's most sought-after wine

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Set amidst the revered vineyards of the Pessac-Léognan appellation, this exquisite 19th-century château offers a rare opportunity to acquire a property of profound heritage and exceptional potential—just 13 kilometres from the cultural heart of Bordeaux.

Nestled within the peaceful commune of Cadaujac, this stone-built château of approximately 1,100 m² graces the centre of an 8,000 m² landscaped park, adorned with mature trees and featuring a refined, securely enclosed swimming pool—perfectly marrying grandeur with serenity.

Architectural Distinction Meets Refined Living
From the moment you enter the grand reception hall, the château reveals its historic character through soaring moulded ceilings, original parquet floors, and ornate period fireplaces. The ground floor flows elegantly through a library, drawing room, formal dining room, study, and a convivial family kitchen. A ground-floor bedroom with annexes offers additional versatility and convenience.

Upstairs, five further bedrooms and two bathrooms echo the home's gracious proportions, complemented by a dedicated dressing room. The top floor offers an impressive nine additional rooms awaiting bespoke transformation—whether into luxurious suites, a wellness retreat, creative studios, or family entertainment quarters.

Exceptional Versatility for Residential or Professional Pursuits

Three fully independent apartments, discreetly positioned within the château's wings, offer immense scope for high-end hospitality ventures, seasonal rentals, or elegant guest accommodation—ideal for those envisioning an oenotourism project, boutique retreat, or exclusive events venue.

A Privileged Location: Seclusion Meets Accessibility
Positioned just outside Bordeaux's urban reach yet